



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Awarding Contract for Asbestos Removal, Demolition, Clearing and Grading as an Abatement Action at 220 E. Pine Street, APN: 043-074-06 , to Speelman Excavation, (\$17,745), and Appropriating Funds for the Project

MEETING DATE: May 2, 2001

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council adopt a resolution awarding the contract for the above-mentioned project to Speelman Excavation, of Linden, in the amount of \$17,745 and appropriating funds in accordance with the recommendation below.


BACKGROUND INFORMATION: This project will abate a long-standing public nuisance that has existed at the 220 E. Pine Street property, namely the abandoned, dilapidated structures identified as 220 E. Pine, 222 E. Pine and 11 S. Washington, by the abatement of any asbestos material and the subsequent demolition of all structures on the premises.

The current property owner, Chris Simpson, has owned the property since October of 2000. He came into ownership of the property while it was under Notice of the previous property owner, Jeff Lauro. Mr. Simpson was given Notice of the need to repair or demolish the building in January of 2001. At that time, Mr. Simpson gave no indication that he was not in complete control of the property or hindered from taking the required action.

Council has previously given authorization to obtain bids for this abatement project. The following seven bids were subsequently received and opened on March 28, 2001:

Bidder	Location	Bid
Project Estimate		\$22,200
Speelman Excavation	Linden	\$17,745
Two Rivers Demolition	Rancho Cordova	\$18,069
Evans Bros.	Livermore	\$18,650
Jim Thorpe Oil	Lodi	\$19,447
Semco	Modesto	\$22,489
R C Knapp	El Sobrante	\$23,880
Diede Construction	Woodbridge	\$30,776

APPROVED:


H. Dixon Flynn -- City Manager

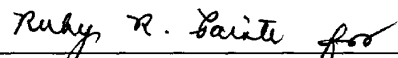
At the last Council meeting on April 18, 2001, the property owner asked Council to delay or not award the contract for abatement, stating that he had received three purchase offers on the property and that he had just recently gained control of the property. Our bid specifications require that the Contract be awarded within 45 days from bid opening, no later than May 12, 2001.

Council agreed to hold this matter over to the next Council meeting, with the condition that the property owner clean the property of all weeds and debris before that next Council meeting. As of Tuesday, April 24, 2001, there had been no action taken to abate the weeds and debris from the premises. Staff noted at that time that weeds were anywhere from 2' to 5' high and were concealing a great deal of debris which poses a safety hazard to anyone entering the property, especially the children who reside on the adjacent property. Furthermore, Staff noted that the weeds were beginning to dry out which poses an increased fire hazard.

Harold Speelman, Speelman Excavation, has agreed to honor his bid and extend the contract award time to no later than May 18, 2001. As stated previously, at the award of contract, Community Improvement staff will request permission from the current property owner to enter upon the premises to affect this abatement action. Failing that, staff will request an abatement warrant to be issued by the Court, thereby giving the City and this contractor legal authority to enter upon the subject property for the purpose of carrying out the abatement.

FUNDING: Repair & Demolition Fund

Funding Available:


Vicky McAthie, Finance Director



Konrad Bartlam
Community Development Director

Prepared by Joseph Wood, Community Improvement Manager

KB/jw

cc: Randy Hays, City Attorney
Joel Harris, Purchasing Officer
Vicky McAthie, Finance Director

RESOLUTION NO. 2001-104

A RESOLUTION OF THE LODI CITY COUNCIL AWARDING
THE CONTRACT FOR THE ASBESTOS REMOVAL,
DEMOLITION, CLEARING AND GRADING AS AN ABATEMENT
ACTION AT 220 E. PINE STREET

WHEREAS, in answer to notice duly published in accordance with law and the order of this City Council, sealed bids were received and publicly opened on March 28, 2001 at 11:00 a.m. for the Asbestos Removal, Demolition, Clearing and Grading as an Abatement Action located at 220 E. Pine Street, Lodi, California (APN 043-074-06); and

WHEREAS, said bids have been compared, checked, and tabulated and a report thereof filed with the City Manager as follows:

<u>Bidder</u>	<u>Location</u>	<u>Bid Amount</u>
Project Estimate		\$22,200
Speelman Excavation	Linden	\$17,745
Two Rivers Demolition	Rancho Cordova	\$18,069
Evans Bros.	Livermore	\$18,650
Jim Thorpe Oil	Lodi	\$19,447
Semco	Modesto	\$22,489
R C Knapp	El Sobrante	\$23,880
Diede Construction	Woodbridge	\$30,776

WHEREAS, the City Manager recommends award of the bid for Asbestos Removal, Demolition, Clearing and Grading as an Abatement Action located at 220 E. Pine Street, Lodi, California (APN 043-074-06), be made to the lowest responsible bidder, Speelman Excavation, of Linden, California.

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the award of the bid for Asbestos Removal, Demolition, Clearing and Grading as an Abatement Action located at 220 E. Pine Street, Lodi, California (APN 043-074-06), be and the same is hereby awarded to the lowest bidder, Speelman Excavation, of Linden, California, in the amount of \$17,745.00.

Dated: May 2, 2001

I hereby certify that Resolution No. 2001-104 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 2, 2001, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Howard, Land, Pennino and Mayor Nakanishi

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


SUSAN J. BLACKSTON
City Clerk

filed 5-2-01 I-2

May 2, 2001

To the Members of the City Council,

My name is Lisa Alvarez, I am the agent representing the buyer with the purchase of the property located at 220 East Pine Street. I apologize for not being there in person. But, I do want to let you know what my buyer is planning for the site. A signed letter from my buyer follows.

If you have any questions, please do not hesitate to contact me at my office, 368-5311 ext.103.

Thank-you for your time.

Sincerely,

A handwritten signature in cursive script that reads "Lisa Alvarez". The signature is fluid and stylized, with a large, sweeping "L" and a long, trailing "z" at the end.

SSB Realtors GMAC Real Estate

May 2, 2001

To the Members of the City Council,

Mr. Fida Khan has been notified and understands the details pertaining to the demolition and removal of the debris from the site located at 220 East Pine Street. He understands that the city has been given a bid in the sum of \$17,700.00 to bring everything up to code, including removal of debris and asbestos , grading, and etc. He also acknowledges that the deadline for this bid is May 18, 2001. He has agreed and knows he will be responsible for these costs.

Mr. Khan has thought about what he would like to build on the subject site and is in the process of getting in touch with the necessary people to put his thoughts into action. He has plans to put up a 2 story apartment building and knows all the necessary steps he needs to make in order for his plan to be brought to fruition.

Mr. Khan hopes this letter is helpful to you in making your decision tonight. Thank you.

Sincerely,

FIDA-KHAN
Fida Khan